

# Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle  
Sunrise, Florida 33326

RiverwalkAtSunrise.com

## MEETING NOTICE

DATE & TIME: Wednesday, September 25, 2024 at 6:00 p.m., local time

LOCATION: [www.Zoom.US](https://www.zoom.us), Meeting ID: 941 1674 6099, Passcode: 089 974

Via Phone: +1 (929) 205-6099

**NOTICES AND AGENDAS ARE AVAILABLE ONLINE AT:  
RIVERWALKATSUNRISE.COM/meetings**

## AGENDA

1. Call to Order at: \_\_\_\_ pm, local time

2. Present:

| (P) J Prigal | (VP) Heck | (S) Varela | (T) DiVietro | (D) Tobar

3. Members Present: \_\_\_\_;

4. Disposition of meeting minutes

**MOTION** to waive reading of the meeting minutes from 28 AUG 2024 and accept them into the records of the Association.

**MOTION**

**SECOND**

**OBJECTIONS**

**MOTION IS:**

Does the Secretary of the Association authorize manager to apply a typed signature for approval to meeting minutes above that have been approved by the Board? \_\_\_\_

5. CURRENT BUSINESS:

a. ☐ Case review of plumbing code violation with Rod Feiner from Coker-Feiner Law.

b. PAINTING OF PROPERTY

i. 2024.01.31 - Manager to speak with vendor, discuss the stucco repairs and ask another painter about recommended stucco repair.

ii. 2024.02.28 – Review of bids with Board of Directors.

1. **Separate Stucco Repairs into a separate contract to execute via email.**

iii. 2024.02.28 – Review of attached Reserves Authorization, amounts to be put in upon receipt of updated paint pricing. (Completed sans pricing to be updated and mailed.)

iv. 2024.08.23 – New quotes requested for painting. **Waiting on previously discussed paint vendor to update their quote.**

v. 2024.08.29 – Review of the quote. Estimate of \$240K prior to any excess, itemized charges. The paint color on the back will be a solid paint color w/o staggering. Can start in January. **Waiting on 2<sup>nd</sup>-coat pricing for the darker front area(s).**

# Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle  
Sunrise, Florida 33326

RiverwalkAtSunrise.com

## 6. NEW BUSINESS:

- a. Fining Committee –
  - i. Members: (1) I. Donaldson; (2) A. Politano; (3) D. Rohloff; (4) J. Marcano
- b. Garage(s) to be treated for potential mold / mildew.
  - i. 2024.04.24 - Recommendation: (1) Find out how many homes have this issues; (2) Find out if insurance will treat as one (1) claim or separate claims; (3) Set up repairs with paint vendor when painting is completed.
  - ii. 2024.08.28 — Jamie waiting on quote for 170 Riverwalk.
- c. Landscaping (President):
  - i. 2024.08.28 — (1) Reached out to Carlos re: sprinklers not coming on. She hasn't heard back from him. (2) Asked Carlos re: monument plantings. Has not heard back. (3) Grass between 126 and 128 and near playground where grass died and was overtaken by weeds.
- d. License Plates of Residents (President):
  - i. 2024.08.28 — (1) Best to do a search of email for the license plate email.
- e. 84 South Check (President):
  - i. 2024.08.28 — (1) 84 South is accruing a daily fine for an open violation; (2) City had to pave the road, not the POA; (3) Check was mailed to them;
- f. Pool Furniture (President):
  - i. 2024.08.28 — Put pictures and pricing together for pool furniture (Board);
  - ii. 2024.09.25 — Attached.

## 7. NEXT MEETING:

- a. **Wednesday, October 30, 2024 at 6:30 p.m., local time via Zoom.US**

## 8. ANNUAL MEETING:

- a. RECOMMENDED: **WED 11 DEC 2024 at 6:30 p.m., local time via Zoom.US**

## 9. ADJOURNMENT

<i><b>MOTION</b></i>	<i><b>SECOND</b></i>	<i><b>OBJECTIONS</b></i>	<i><b>ADJOURNED AT:</b></i>
----------------------	----------------------	--------------------------	-----------------------------

APPROVED: \_\_\_\_\_

Alfredo Varela, Secretary of the Board

\_\_\_\_\_ Date

## **ONGOING / TABLED ITEMS**

- a. 84 South Docs / Budget (Jamie)
  - i. 2024.02.28 — Tabled due to scheduling.
- b. Re-strapping of pool chairs
  - i. 2023.10.25 — Jamie getting quote for repair of existing furniture. Board to choose a budget for replacement vs. repair in NOV 2023.
  - ii. 2024.02.28 — Tabled until painting complete.
- c. President met with City and Landscaper; Some areas of swale have irrigation, others don't; City is waiting to determine if the Association has to install irrigation in the swales.
  - i. 2023.10.25 — Manager / President to discuss with Landscaper.
  - ii. 2023.01.31 — Pump needs to be repaired/replaced; Plants by monument will be replaced after pump is repaired/replaced; No update from City regarding irrigation going in swales (Waiting on City.)
  - iii. 2024.02.28 — Tabled pending notification from City of Sunrise.
- d. Green FPL Boxes ("Pad Mounts") to be repainted; wrapped / covered.
  - i. 2023.10.25 — To be handled with painting of buildings.
  - ii. 2024.02.28 — Tabled until after painting is complete.
- e. Re-Striping:
  - i. 1<sup>st</sup> Lady Paving: \$2,850.00; (a) Didn't include permitting up-front; (b) Does not include thermosetting plastic;
  - ii. Sharpe Lines: \$5,200.00; (a) includes permits;
  - iii. Sharpe Lines: \$7,852.00; (a) includes permits; (b) includes thermosetting plastic;
  - iv. 2024.02.28 — Tabled until after painting is complete. (Need to clarify what City of Sunrise requires: Paint vs. Thermosetting plastic.)